

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE TENTH DAY OF FEBRUARY 2011

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Donovan Manor Community Room, Newport, Rhode Island at 5:00 p.m. on February 10, 2011.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chair	Frank Landry
	Commissioner	Frank Coleman
	“	Frank McCauley
	“	Cheryl Abney
	“	Constance Vergowven
	“	Amanda Frye Leinhos

ABSENT: None.

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner McCauley, seconded by Commissioner Vergowven, and unanimously carried the minutes of the regular monthly meeting held on January 13, 2011 were approved.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, payment of the bills was approved.

II). The Secretary requested approval for the following payments:

a). Authorization and approval for payment #08 to Pezzuco Construction in the amount of \$34,940 for Phase 2A.

b). Authorization and approval for payment #05 to Pezzuco Construction in the amount of \$192,140 for Phase 2B.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, the above payments were approved.

III). The Secretary requested approval for the payment #01 for Coddington Manor Renovations in the amount of \$43,700 to Martone Service Company.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, authorization for payment #1 was approved.

IV). The Secretary requested authorization to award the contract for the Park Holm Senior Center project to Pezzuco Construction as outlined in the Board Packages.

Upon a motion by Commissioner Coleman, seconded by Commissioner Vergowven, and unanimously carried, authorization for the Secretary to enter into a contract with Pezzuco Construction in the amount of \$68,400 was approved.

V). The Secretary requested authorization to award the contract for the Energy Performance Contract Consultant to make improvements to our property mechanical systems to Enlightened Energy as outlined in the Board Packages. The Committee members overseeing the project are Frank Landry, Frank Coleman and Amanda Frye Leinhos.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, authorization for the Secretary to enter into a contract with Enlightened Energy not to exceed \$14,000 was approved.

The Secretary recommended to the Board that the Authority dispose of two (2) assets in accordance with all State, Federal and local laws. These assets, 1). 1994 GMC Safari Van, 2). 1993 GMC Safari Van both need to be disposed of as they have no trade in value and will be sold as scrap. These vans have been replaced with two (2) new vehicles for the maintenance department.

Upon a motion by Commissioner Coleman, seconded by Commissioner Vergowven, and unanimously carried, authorization to dispose of the two (2) vehicles was approved and the small amount of income generated be used to buy needed equipment for the maintenance department.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, Applications, Occupancy, Section 8 Report, January Collection/Loss Reports, Social Services Report, Elderly Services Coordinator Report and COP report (verbal update).

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the above Consent Calendar items were received as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Park Holm Phase 2, Phase 5 Demolition, Gray/Gallagher Building, Visiting Nurse Leasehold Improvements, Coddington & Low-Rise Door Replacement/Renovations.

Upon a motion by Commissioner Landry, seconded by Commissioner McCauley, and unanimously carried, that the report regarding the Capital/ARRA Project (s) updates were received as read.

Yvette Harris, of the Newport Resident Council, presented their monthly report to the Board.

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, and unanimously carried, that the monthly report regarding the Newport Resident Council was received as read.

Commissioners' Requests:

- 1). Commissioner Abney requested assistance for Paula Bowley in disposing of Vice Chair Bowley's Board correspondence.
- 2). The Secretary requested two (2) members for backup check signers in the absence of Rhonda Mitchell and the Vice Chair position.

Upon a motion by Commissioner Frye Leinhos, seconded by Commissioner Abney, and unanimously carried, Commissioner Coleman and Commissioner Vergowven will be authorized as second signers as needed.

Upon a motion by Commissioner McCauley, seconded by Commissioner Vergowven, and unanimously carried, the meeting adjourned at 6:10 p.m.